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April 6, 2004

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Honorable Dickinson R. Debevoise
Martin Luther King, Jr. Federal Building
50 Walnut Street
Newark, New Jersey 07102

**RE: *Newark Coalition for Low Income Housing v.
Housing Authority and Martinez, Civil Action 89-1303***

Dear Judge Debevoise:

Enclosed please find the Authority's regular quarterly construction status report, dated April 2, 2004, related to the Court Order entered in the above matter.

In addition to the foregoing, please be advised that the NHA has not been informed of the next proposed Court hearing date in this case. Further, we also have not yet received the latest customary evaluation report from ABT Associates.

I await your advices.

Respectfully submitted,

OLIVER LOFTON, ESQ.
Acting General Counsel

Cc: Gustav Heningburg, Special Master
Harold Lucas, Executive Director
Neil Gallagher, Asst. U.S. Attorney
John Dubin, Esq.
Raymond A. Brown, Esq.

**NEW TOWNHOUSE CONSTRUCTION QUARTERLY STATUS REPORT
APRIL 2, 2004**

This is a current status report of the Authority's housing development, pursuant to the Court Order in the Newark Coalition for Low Income Housing vs. the Housing Authority of the City of Newark and HUD matter.

The following New Developments are complete and occupied:

Project NJ2-39	Betty Shabazz Village	(124 Units)
Project NJ2-40	Serenity	(100 Units)
Project NJ2-41	Oscar Miles Village	(199 Units)
Project NJ2-42		(194 Units)
Project NJ2-43		(100 Units)
Project NJ2-44	Rosario Villa	(94 Units)
ProjectNJ2-45		(100 Units)
ProjectNJ2-46		(96 Units)
ProjectNJ2-48		(96 Units)
ProjectNJ2-51	Mt. Pleasant Estates	(42 Units)
ProjectNJ2-52	Wynona Lipman Gardens	(300 Units)

Total 1445 Units

Projects In Various Stages of Development

Project NJ2-47; Century 21 Development Co.

This Project consists of 100 townhouse units and a community building between Madison Avenue, Peshine Avenue, West Alpine Street and Irving Turner Blvd. Century 21 Development Co. was designated the Developer on September 27, 2002. The Authority and the Developer executed the Turnkey Contract of Sale that was approved by HUD on June 4, 2003. The Project is being executed in three stages under a ground lease of land owned by the Authority. All of the units in Stage 1 are fully framed and bricked. Substantially all of the framing is completed on Stage 2. Internal work is progressing on both Stages. Foundations are almost complete on Stage 3. The community and storage buildings are under construction and are nearing completion. The Developer is on

schedule to complete the first Stage by the summer of 2004 and the entire project by the end of 2004.

Project NJ 2-49

Tony Gomes Construction Company

This project consists of 88 units and a community building to be built on South Twelfth Street, Peshine Avenue, Jeliff Avenue, Hunterdon Street and Clinton Avenue in the Lower Clinton Hill Area. A developer was designated in September 2003. It was necessary to rescind that designation in November 2003, due to a misunderstanding of the developer's price. The Authority had designated the developer at a price that did not include the actual cost of financing. After further review, a recommendation was made to the Board of Commissioners to designate another developer for this project. A Resolution was approved at the January 22, 2004 Board Meeting designating Tony Gomes Construction Company as the developer. The Authority is in the process of preparing the PHA proposal for submission to HUD for approval.

PROJECT NJ 2-50

Claremont Construction Company

This project consists of 88 townhouse units and a community building. Many of the units are to be constructed on land located on scattered sites in the North, Central and South Wards. A recommendation was made to the Board of Commissioners to designate a developer for this Project. A Resolution was approved at the February 26, 2004 Board Meeting, designating Claremont Construction Company as the Developer. The Authority is in the process of preparing the PHA proposal for submission to HUD for approval.

PROJECT NJ 2-53

Tony Gomes Construction Company

This project consists of 56 townhouse units and a community building that will be constructed on two blocks located on Elizabeth Avenue and a block located between Hillside Avenue and Irvine Turner Boulevard. Tony Gomes Construction Company has been selected and approved by the Board as the developer. Final plans and specifications have also been completed and approved by the Authority. The Turnkey Construction Contract is to be signed in April, 2004. Construction is scheduled to commence in the summer of 2004.

STATUS OF ALL NEW TOWNHOUSE UNITS

	Units	% of Total
Completed Units	1445	81.3%
Units Under Construction	100	05.7%
Units with respect to which Specification And Contract have been Approved.	56	03.1%
Units in 2 Projects with Developer's Designated	176	09.9%
	TOTAL 1,777	100%